

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-07-0027

**Z.A.P. DATE:** April 3, 2007

**ADDRESS:** 12500 Limerick Avenue

**APPLICANT:** J. B. Phillips

**AGENT:** J. B. Phillips

**ZONING FROM:** SF-2

**TO:** NO

**AREA:** 0.263 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant NO-MU, Neighborhood Office-Mixed Use District, zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

4/03/07: Approved the staff's recommendation of NO-MU zoning on consent  
(6-0, J. Gohil-abstained; K. Jackson and S. Hale-absent)

**DEPARTMENT COMMENTS:**

The property in question is currently developed with a duplex residence. The subject tract is a corner lot that is located at the intersection of a residential collector street, Limerick Avenue, and an arterial roadway, West Parmer Lane. The applicant is requesting Neighborhood Office zoning for this site to utilize the existing structure as an administrative/insurance office.

The staff recommends NO-MU, Neighborhood Office-Mixed Use Combining District, zoning for this site because the property has frontage on a major arterial roadway and is located adjacent to an existing medical office use to the west. There is 'NO' zoning across Parmer Lane at the southwestern corner of Limerick Avenue and West Parmer Lane and 'LO-CO' zoning to the west of the subject tract at the southeastern intersection of Silver Spur and West Parmer Lane. The proposed NO-MU zoning will permit the existing structure to be redeveloped with office and/or residential uses that will be compatible with the single family neighborhood located to the north and east. Neighborhood Office zoning will allow for low intensity office uses that will serve the surrounding residential areas.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	SF-2	Duplex
<i>North</i>	SF-2	Duplex
<i>South</i>	NO	Office
<i>East</i>	SF-2	Single-Family Residences
<i>West</i>	LO-CO	Medical Office (Dentist)

**AREA STUDY:** North Lamar Area Study

**TIA:** Not Required

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

37 - Lamplight Village Area Neighborhood Association  
55 - Northwood Homeowners Association  
64 - River Oaks Lakes Estates Neighborhood  
114 - North Growth Corridor Alliance  
480 - Scofield Farms Residents Association  
511 - Austin Neighborhoods Council  
742 - Austin Independent School District  
786 - Home Builders Association of Greater Austin

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-06-0097	I-RR <b>TO: GR CS*</b> * On June 6, 2006, the staff received an e-mail from the agent for this case asking to amend the rezoning request for this property from 'GR' to 'CS'. The CS District will permit the Construction Sales and Services use that currently exists on the site.	8/01/06: Approved LR-CO zoning with the following conditions: 700 vehicle trip limit per day and 100-feet of right-of-way reservation from the centerline of Parmer Lane (9-0); K. Jackson-1 <sup>st</sup> , B.Baker-2 <sup>nd</sup> .	8/31/06: Approved LR-CO zoning on 1 <sup>st</sup> reading (7-0); J. Kim-1 <sup>st</sup> , L. Leffingwell-2 <sup>nd</sup> .  9/28/06: Approved LR-CO zoning with conditions by consent (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-05-0054	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-05-0053	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-05-0052	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings

C14-05-0051	I-RR to SF-1	5/03/05: Approved staff's recommendation of SF-1 zoning by consent (8-0, J. Martinez-absent)	6/09/05: Approved SF-1 (6-0, McCracken-off dias); all 3 readings
C14-04-0201	I-RR to LR	2/01/05: Approved staff's recommendation for SF-1 zoning (9-0); J. Martinez-1 <sup>st</sup> , B. Baker-2 <sup>nd</sup> . Motion made for staff to initiate a zoning case for all properties that are zoned I-RR on Cindy Lane, Tomanet Trail and Silver Spur Streets, to SF-1 zoning (9-0); B. Baker-1 <sup>st</sup> , K. Jackson-2 <sup>nd</sup> .	3/03/05: Approved SF-1 on 1 <sup>st</sup> reading (7-0)  4/07/05: Approved SF-1 (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0119	NO to LR	9/21/04: Approved staff's rec. of LR (7-0)	10/21/04: Approved LR (7-0); all 3 readings
C14-02-0135	NO to GR	9/17/02: Approved staff's rec. of GR-CO zoning by consent (7-0)	10/24/02: Granted GR-CO on all 3 readings (6-0, Dunkerley-absent)
C14-01-0184	NO to GR	1/29/02: Postponed to 2/26/02 by applicant (8-0, A. Adams-absent) 2/26/02: Approved staff's recommendation of GR-CO zoning with the following conditions: Limit the development intensity to less than 2,000 vehicle trips per day; restrict vehicle access from the property to Tomanet Trail; permit Personal Services as the only 'GR' use; and limit the property to 'NO' uses. (6-0, K. Jackson-absent; N. Spelman, D. Castaneda-left early)	4/4/02: Approved ZAP rec. of GR-CO with conditions on all 3 readings (6-0, Goodman out of room)
C14-00-2045	NO to GR	5/9/00: Approved GR-CO (6-2, JR/JM-Nay); for building footprint only for dry cleaning use; permitted 'NO' uses; no access to Tomanet Trail; 2,000 vehicle trip limit per day; limit landscape buffer between sidewalk and street; sidewalks on Tomanet Trail; building square feet not to exceed 2,000 sq. ft.	6/8/00: Approved PC rec. of GR-CO w/ conditions on 1 <sup>st</sup> reading (7-0)  10/12/00: Approved GR-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-98-0082	NO to GR	8/4/98: Approved GR-CO w/ conditions (9-0)	9/10/98: Approved PC rec. of GR-CO w/ conditions (6-0); 1 <sup>st</sup> reading Administrative-EXPIRED 9/7/99, no 3 <sup>rd</sup> reading
C14-96-0037	NO to LR	5/7/96: Approved LR-CO subject to conditions of no more	5/23/96: Approved LR-CO subject to conditions (6-0); 1 <sup>st</sup> reading

		than 12 parking spaces on the site and a 300 vehicle trip per day limit (8-0)	8/8/96: Approved LR-CO subject to conditions (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-94-0042	NO to LO	4/26/94: Approved LO-CO (6-0); subject to ROW; medical offices as only permitted 'LO' use, permit 'NO' uses; 0.15 FAR; 'NO' development regulations	6/9/94: Approved LO-CO (5-0); 1 <sup>st</sup> reading  11/17/94: Approved LO-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** N/A

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Parmer Lane	150'	Varies	Arterial	Yes	No	Priority 1
Limerick Avenue	64'	40'	Collector	Yes	No	No

**CITY COUNCIL DATE:** May 3, 2007

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

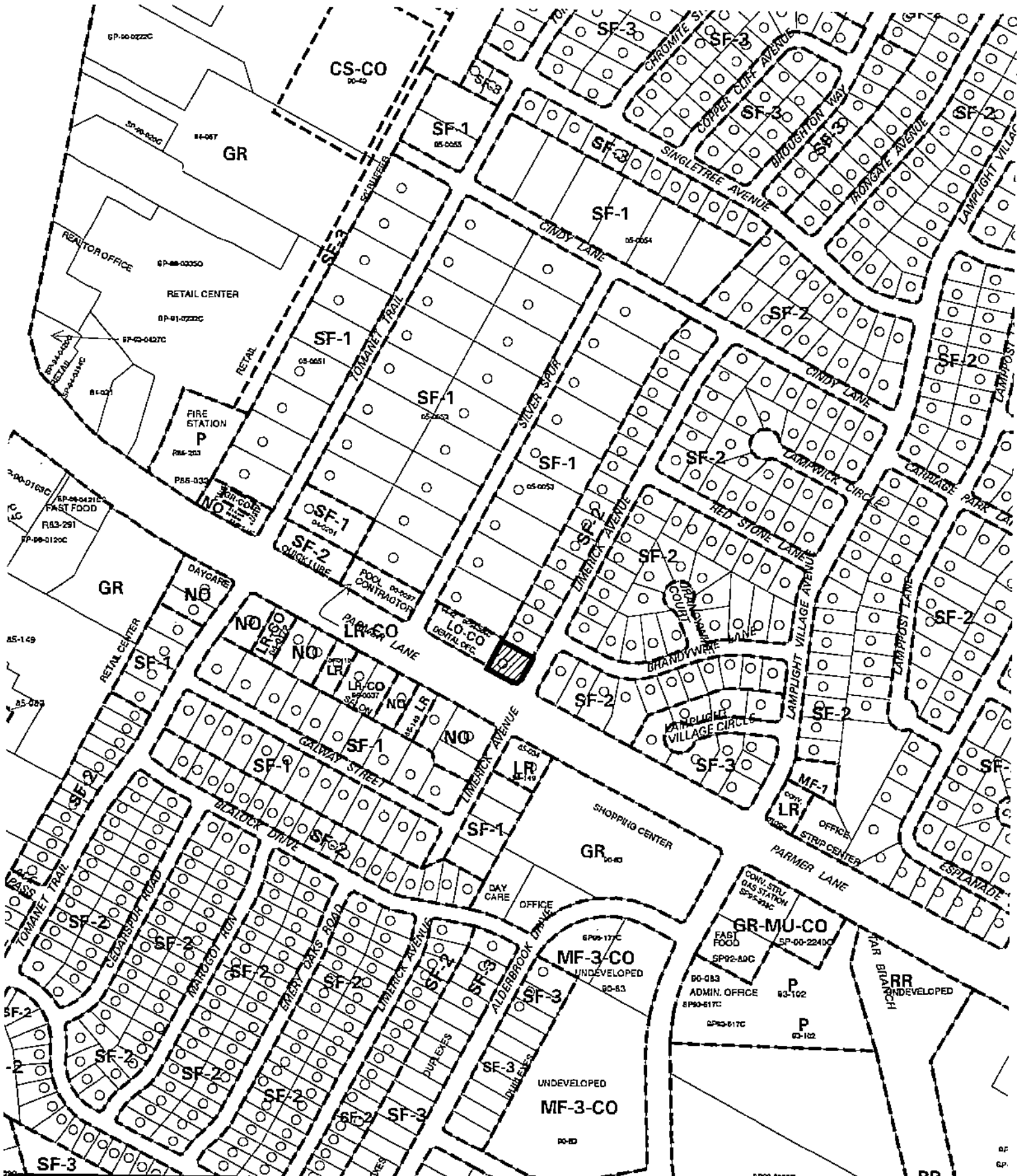
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057

[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



 1" = 400'	SUBJECT TRACT 	<b>ZONING</b>  CASE #: C14-07-0027 ADDRESS: 12500 LIMERICK AVE SUBJECT AREA (acres): 0.263		DATE: 07-03  INTLS: SM	CITY GRID REFERENCE NUMBER  L35
	PENDING CASE 				
	ZONING BOUNDARY 				
	CASE MGR: S. SIRWAITIS				

## **STAFF RECOMMENDATION**

The staff's recommendation is to grant NO-MU, Neighborhood Office-Mixed Use District, zoning.

## **BASIS FOR RECOMMENDATION**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Neighborhood office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning will promote consistency and orderly planning because the site is located adjacent to NO/LO-CO zoning and office uses to the south and west.

The site currently takes access to a residential collector, Limerick Avenue, and to an arterial roadway, West Parmer Lane. The staff recommends NO zoning for this site because this zoning district will allow for low intensity office uses that will serve the surrounding residential areas.

3. *The proposed zoning should allow for a reasonable use of the property.*

NO-MU zoning will allow for a reasonable use of the property in question. Neighborhood Office zoning is suitable for this site because it will allow for a transition in office uses along Parmer Lane. The proposed zoning will allow the existing structure to be redeveloped with an office use that is compatible with the existing residential neighborhood located to the north and east.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site under consideration is currently developed with a duplex residence.

### **Impervious Cover**

The maximum impervious cover allowed by the NO zoning district would be 60%. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

### **Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Transportation**

The Austin Metropolitan Area Transportation Plan calls for a total of 200 feet of right-of-way for Parmer Lane. Reservation of additional ROW may be required during the site plan process. [LDC, Sec. 25-6-51 and 25-6-55]

No additional right-of-way is needed at this time for Limerick Avenue.

The trip generation under the requested zoning is estimated to be 252 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Parmer Lane	150'	Varies	Arterial	Yes	No	Priority 1
Limerick Avenue	64'	40'	Collector	Yes	No	No

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at their own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations, and abandonments. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

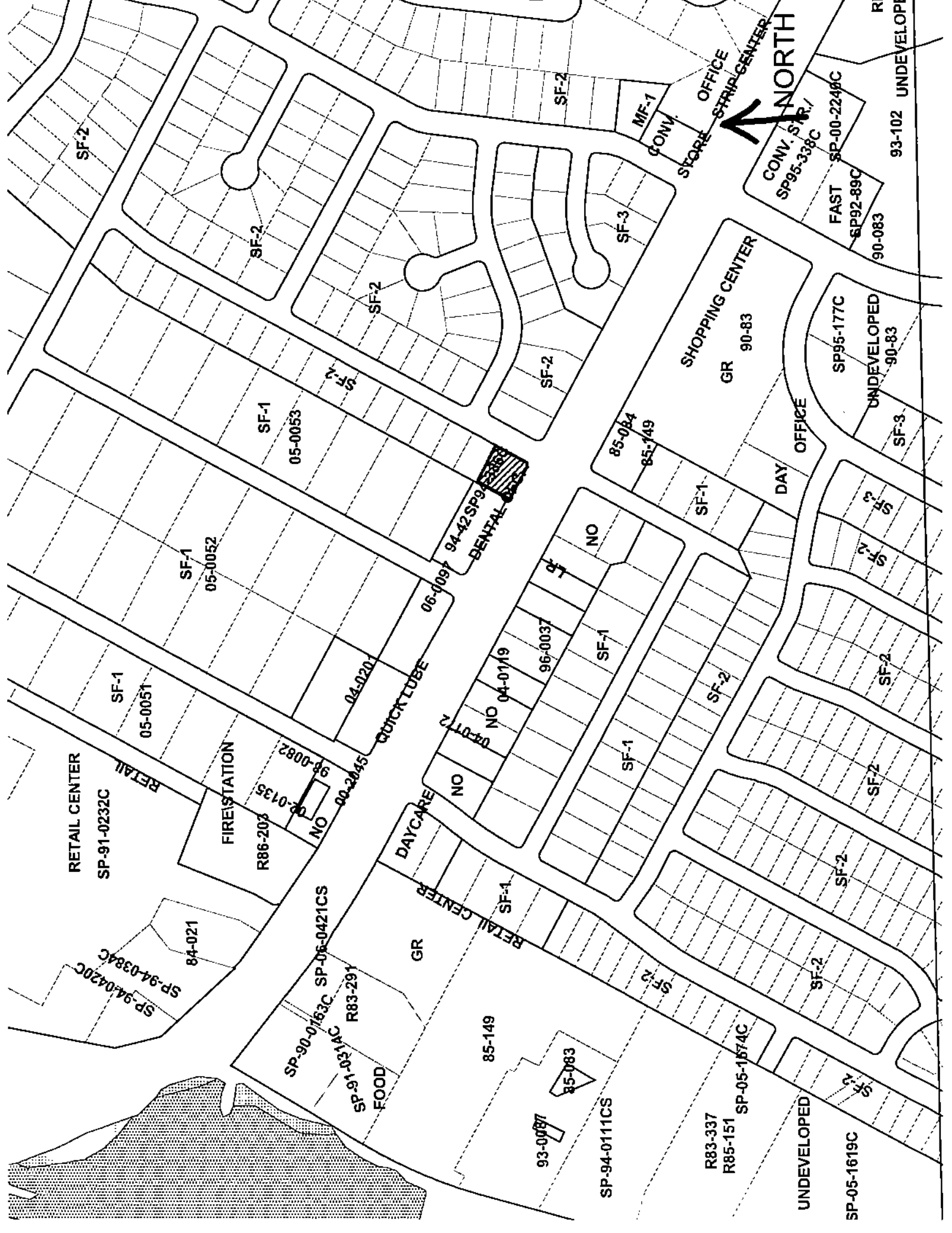
### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Compatibility Standards**

No comments received.





RETAIL CENTER  
SP-91-0232C

FIRE STATION  
R86-203

DAYCARE  
NO 04-0119

SHOPPING CENTER  
GR 90-83

CONV. STRIP CENTER  
CONV. STRIP

DENTAL  
94-42SP94-4238C

QUICK LUBE  
NO 04-0119

FOOD  
SP-90-0163C

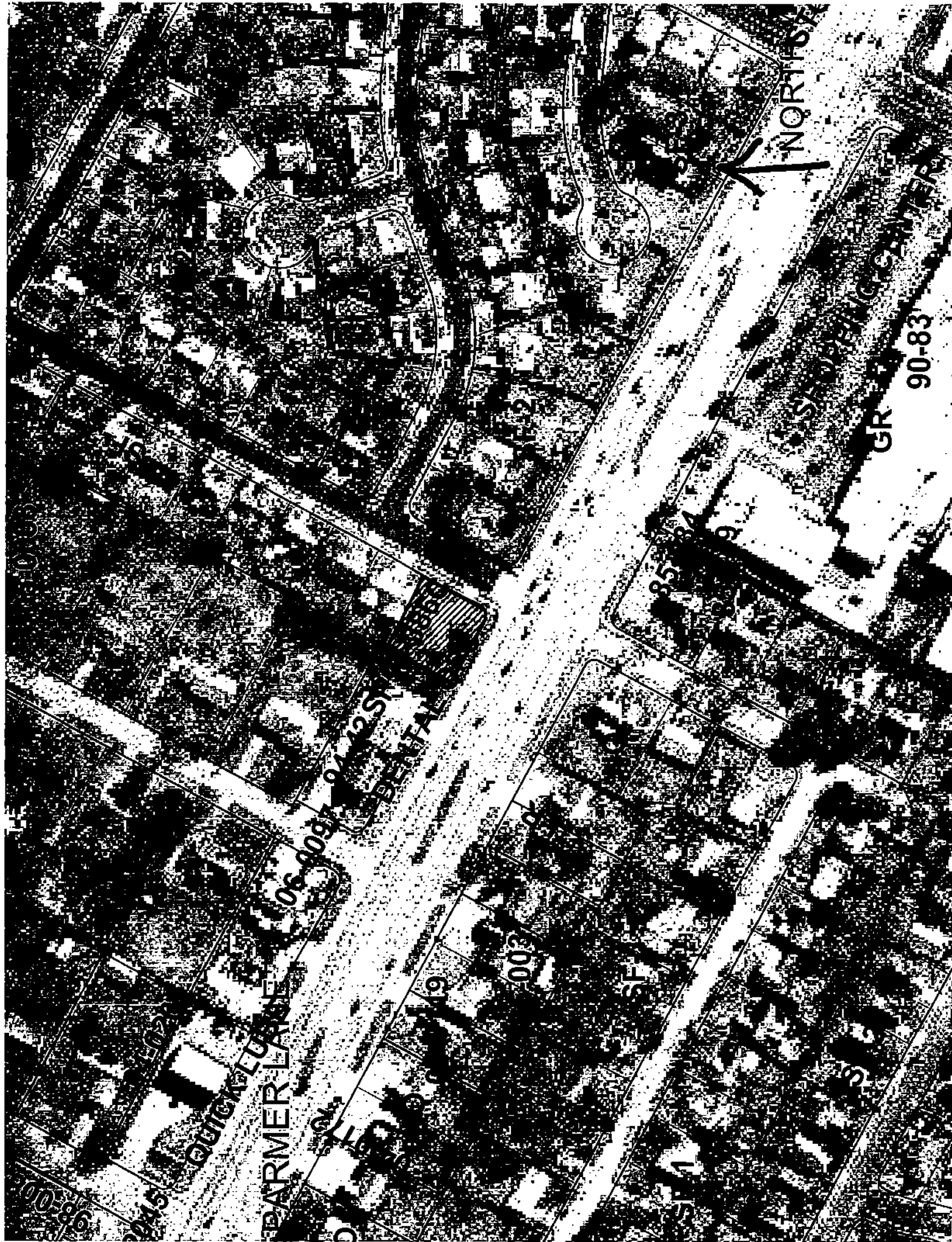
UNDEVELOPED  
SP-05-1619C

UNDEVELOPED  
SP-95-177C

FAST  
SP-92-89C

UNDEVELOPED  
93-102

NORTH



**MAP 4  
SCENARIO 2:  
RECOMMENDED  
LAND USE**

WELLS BRANCH M.D. #1

TRAVIS COUNTY  
CITY OF AUSTIN

CITY OF AUSTIN  
TRAVIS COUNTY

NORTH CENTRAL  
S.U.D. #1

**LEGEND**

- OFFICE
- INDUSTRIAL
- COMMERCIAL
- CIVIC

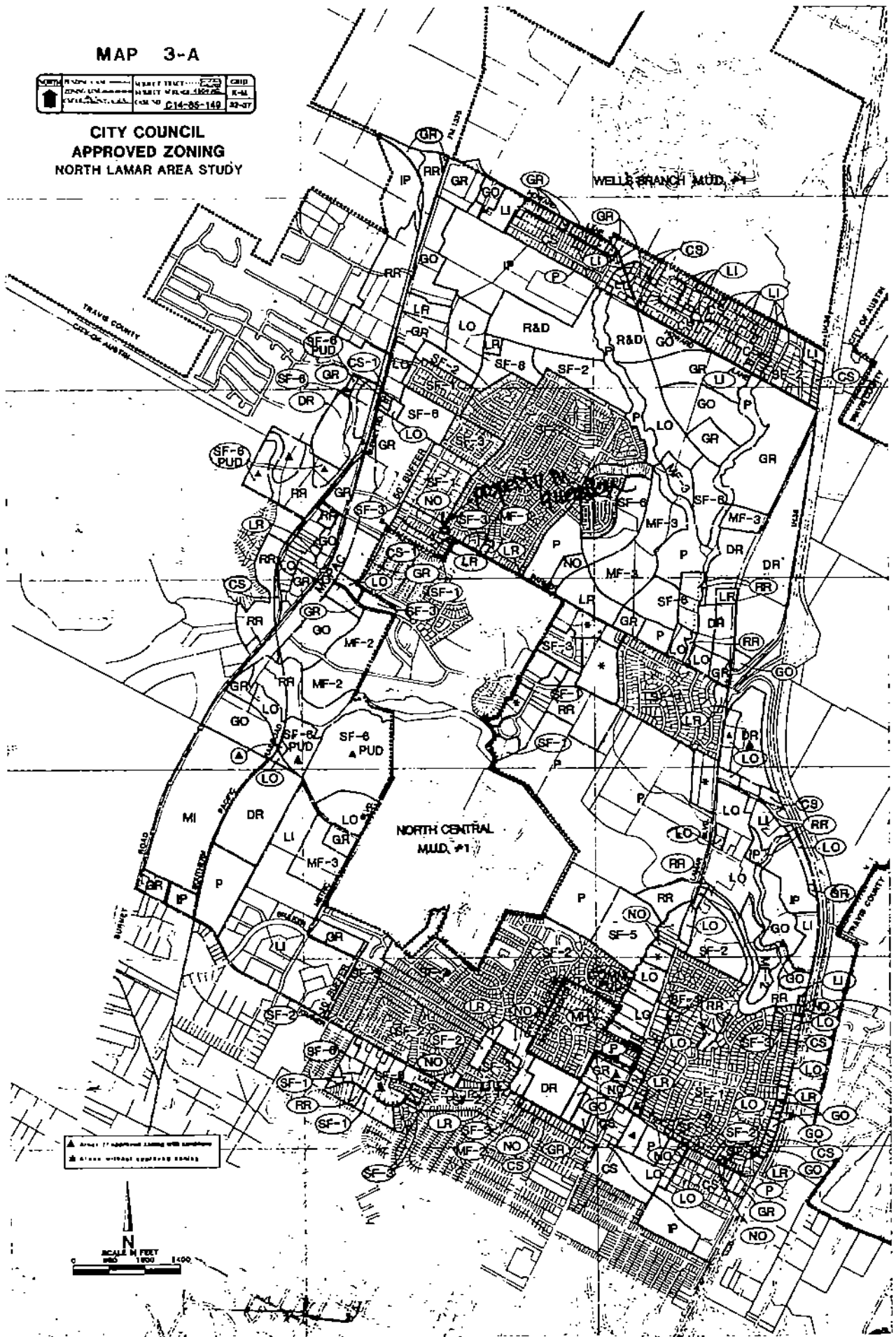
- SINGLE FAMILY
- MULTIFAMILY
- MIXED USE

N  
SCALE IN FEET  
0 800 1600 2400

# MAP 3-A

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## CITY COUNCIL APPROVED ZONING NORTH LAMAR AREA STUDY



Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-07-0027

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 3, 2007 Zoning and Platting Commission

Tom Roland

Your Name (please print)

~~2206 Palmer~~ 2206 Palmer

Your address(es) affected by this application

J. F. Roland 3/21/07

Signature

Date

Comments:

Just make sure the customers can park on Luvreck.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-07-0027

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 3, 2007 Zoning and Platting Commission

YENDRA KAMAR

Your Name (please print)

12502 Silver Spur Austin TX 78727

Your address(es) affected by this application

Yendra Kumar

Signature

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-07-0027

Contact: Sherri Sirwaitis, (512) 974-3057

**Public Hearing:**

April 3, 2007 Zoning and Platting Commission

Matt Stanger

Your Name (please print)

12508 Linerick

Your address(es) affected by this application

MS

Signature

Date

3/29/07

**Comments:**

- Street is only 30 feet wide.

- Traffic is already bad on this street, and many use it as a shortcut to Garner.

- Lower my Property Value

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-07-0027

Contact: Sherri Sirwaitis, (512) 974-3057

**Public Hearing:**

April 3, 2007 Zoning and Platting Commission

Art BEHNEY

Your Name (please print)

2114 BRADYWINE LN.

Your address(es) affected by this application

Art F. Behney

Signature

Date

3-29-07

**Comments:**

① Property value will drop on affected area's.

② Traffic will be a bigger problem than it already is.

③ More area's may be commercial zoned, that are close by if this passes!

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object

☐ I am in favor  
☒ I object

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Case Number: C14-07-0027

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 3, 2007 Zoning and Platting Commission

Lauri Laudano

Your Name (please print)

12510 Limerick Ave

Your address(es) affected by this application

Lauri Laudano

Signature

Date

3/28/07

☐ I am in favor  
☒ I object

Comments: Rezoning this property will lower my property values; the street is only 39' wide, not the required minimum of 40'; this rezoning will increase traffic and parking on a residential street, posing a safety risk to children

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-07-0027

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing:

April 3, 2007 Zoning and Platting Commission

Richard F. Cooke

Your Name (please print)

12505 Limerick Ave

Your address(es) affected by this application

Richard F. Cooke

Signature

Date

7-2-07

☐ I am in favor  
☒ I object

Comments:

1. OUR STREET IS BEING USED AS A DETOUR TO AVOID THE TRAFFIC SIGNAL AT LAMAR & LIMERICK. THIS RESULTS IN HEAVY TRAFFIC. A BUSINESS AT THE CORNER WOULD CAUSE CONGESTION.  
2. OUR PROPERTY WOULD LOSE VALUE. A VALUED TREE WOULD BE DESTROYED. WE HAVE LIVED HERE 29 YEARS.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810